TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Public Hearing

and Regular Meeting

A-Ga-Ming Golf Course

APPROVED Minutes WITH CORRECTIONS 6-0

September 8, 2020

**Present:**  Kulka, Carleton, Stridiron, Shoemaker, Jorgensen, Hawkins

**Absent:**  Bill Petersen, Jackie Petersen, Recording Secretary

**Others:**    Graber

**Audience:**  3 – Kerry Smith, Tom Welch & Bob Cook

**Recording Secretary:** D. Graber

**1.**    **Call to Order Regular Meeting:**

Meeting called to order at 7:00 by Stridiron.

**2. Call to Order Public Hearing**

Public Hearing called to order by Stridiron at 7:01

**3.** **Summarization of Procedures and Rules**

Stridiron summarized the procedures and rules of the public hearing. Also printed the rules on the back of the agenda.

**4. Public Hearing on A-ga-ming Golf Course addition of a Golf Cart Storage Barn and replacing the existing Pro Shop and Deck with a larger Pro Shop and deck.**

Stridiron called for any correspondence received by the township to be read into the meeting minutes. None received. Kerry Smith, representing A-ga-ming, stated improves golf course and the tax base.

**5. Close Public Hearing**

Stridiron closed the Public Hearing at 7:02 pm

**6. No Break**

**7. Public Commentary**

Read Liz Atkinson email into the record regarding her concerns of the Torch Lake Shoreline. Graber commented that there may be a task force created in the future of all townships on Torch Lake to possibly stream line and coordinate the shoreline. INTEREST raised by CARLETON about having speaker similar to Mark Stone at a future meeting. Possible discussions of wave energy, water gardens, etc. Shoemaker commented that brown algae on Torch Lake have been in the news lately.

**8. Consideration of Agenda**

Stridiron made a motion to accept the agenda; motion was seconded by Kulka. Stridiron called for comments and vote 6/0; motion carried.

**9. Approval of Minutes**

The following corrections were made

1. Item 1 – Transpose the 2 sentences; “Kulka announced…” is first then “Meeting called to order…”
2. Item 10B – Chapter 3A- Signs – Changed sentence – Kulka (typo missing an “l”) made a motion to requesting the township attorney write the ordinance and send the attorney the draft intent of the Planning Commission and Zoning Administrator.
3. Item 10B – Lee Scott should be Tom Joseph
4. Item 12A – Zoning Administrator’s report – remove “as well as in the setbacks”.
5. Stridiron requested the “Migrant Housing – Mobile Homes Findings of Fact” be attached and included with the minutes.

Kulka made a motion to approve meeting minutes from August 11, 2020 with aforementioned corrections, Stridiron seconded motion, Stridiron called for final comments and vote 6/0 motion carried.

**10. PC Chair Concerns**

Stridiron recognized the 8/26/20 email from Kulka stepping down as PC Chairperson. Per the Planning Commission By-Laws, Section 1 H. “Vacancies/Succession - In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the un-expired term, and the Commission shall select a successor to the office of Vice-Chairperson for the un-expired term. In the event the office of Vice-Chairperson becomes vacant, the Secretary shall succeed to this office for the un-expired term, and the Commission shall select a successor to the office of Secretary for the un-expired term. In the event the office of Secretary becomes vacant, the Commission shall select a successor to the office of Secretary for the un-expired term”. Stridiron accepts the position of Chairperson. Carleton declined succession from Secretary to Vice-Chair; Motion by Stridiron to nominate Kulka for Vice-Chair for the un-expired term thru October 31, 2020. New officers will be elected at the November 10, 2020 meeting; seconded by Hawkins; discussion requested; vote 6/0 motion carried.

**11. On-going Reports**

**11A. Zoning Administrator’s Report**

Graber distributed an updated Torch Lake Township, 2020 Land Use Permits spreadsheet and Check List for August 2020, Reporting by Zoning Administrator. Busy summer lots of building and new property sales.

**11B. PC Representative on ZBA Report**

Shoemaker updated that the ZBA met in August to approve minutes. ZBA referred items for PC to review; would like to have them added to the October agenda. Shoemaker will provide the information to the Chairperson.

**11C. TLT Board Representative on PC Report**

Trustee Petersen absent for meeting. Township Trustee, Bob Cook, in the audience shared that the Township Board sent a certified letter to Mr. Brown regarding the gun range and requesting a meeting with Sharon Schultz and Bob Cook to discuss. Letter sent August 24th and signed delivery on September 7th.

**12. Correspondence, Meetings, Training Announcements**

Stridiron inquired if all the members had taken the Citizen Planner classes offered by MSU. Hawkins had difficulty getting enrolled with Windiate. ZA offered help to get him registered. Michigan Township Authority (MTA) offers classes and webinars on line. Must be registered to access MTA.

**13. Unfinished Business**

**13A. A-ga-ming Projects – New Golf Cart Storage Barn & Pro Shop and Deck**

Stridiron confirmed with the other commissioners they had all been to the site and were knowledgeable. Update from Kerry Smith that the Golf Cart Barn has been increased in size to 60’x120’ with a 12’x30’ cart washing station. Once approved by the PC, the Cart Barn should begin in 4-6 weeks and about 10 weeks for the Pro Shop. Zoning Administrator confirmed that all the Agencies had been contacted and the only concern from the Health Department was that a new septic and drain field would be installed to handle both the Pro Shop and Training Center. The fire chief will inspect the structures toward the end of construction for fire extinguishers and exits signs. Motion by Stridiron to approve both projects; Kulka seconded. Stridiron called for further discussion; voted 6/0 motion carried.

**13B. Chapter 6 – Agriculture – Mobile Homes and corresponding Zoning Ordinances Chapter 2 & Definitions**

Stridiron confirmed that we sent the Antrim County Planning Commission the Zoning Ordinance changes on August 14th, they have 30 days to respond; we have not yet gotten a response. Motion made by Kulka and seconded by Shoemaker to cap the number of 40-acre parcels with 4 trailers at no more than 4 in the township; after discussion motion withdrawn by Kulka. Stridiron stated the Master Plan should support any and all changes to the zoning ordinance. Carleton commented we need to support farmers. Stridiron commented that the housing is for farm labor and rent is wages and not free rent. Shoemaker motion leaving the Chapter 6 Agriculture ordinance changes as written; seconded by Hawkins. Stridiron called for further discussion; voted 6/0 motion carried. Zoning Administrator passing all information to Torch Lake Township Board for review. Chapter 2, Chapter 6 & Definitions related to mobile homes.

**13C. Chapter 3A - Signs**

Hawkins provided a handout with his research. He suggested in his document that there be a rewrite of Section 3A.02, eliminating as many, if not all of the classifications and insert new language where possible which regulates only size, type, number and location. Carleton researched Michigan Municipal League and other sites and will email links to the commissioners. Carleton felt the signs ordinance should be “reworked and cease and desist on enforcement”. The Master Plan should support any changes to the ordinance and what would the community support. Stridiron stated the Master Plan supports a friendly, peaceful atmosphere. It is clearly stated in the Master Plan that signs are not supported. He also stated our existing signs ordinance supports the Master Plan. Jorgensen requested an explanation of how. Stridiron continued with not cluttering sides of the road, regulating size, color, etc. and some need approval. Motion by Stridiron to spend no more time on signs; Shoemaker seconded. Stridiron called for further discussion. Carleton felt butts would be handed to us in court; Carleton sited Reed vs. Gilbert strict limits on directional signs, content in a city. Kulka defined wrong court case appeal. Hard to put controls in place. Attorney consultation on sign information. Attorney may spend more money trying to defend us versus writing it. Jorgenson did not have time to review the information before us. Consider tabling until we have a consultant. Roll call vote on motion; Kulka – no; Carleton – no; Hawkins – yes; Shoemaker yes; Jorgensen – no; Stridiron -yes; failed 3/3 motion failed. Motion by Stridiron to table signs; seconded by Kulka; Stridiron called for further discussion and vote 6/0; motion carried.

**14. New Business – Shoreline Concern from Liz Atkinson**

Stridiron asked if all the commissioners had received the emails with pictures of the shoreline showing the removal of many trees. Motion by Stridiron to table Shoreline Concerns; seconded by Hawkins. Stridiron called for further discussion and vote 6/0; motion carried.

**15. Concerns of the Planning Commission**

Stridiron called for PC Chair concerns and there were none.

Stridiron called for PC Members concerns and there were none.

**16. Public Commentary**

Stridiron called for public comments and there were none.

**11.**  **Adjournment – 8:19 p.m.**

With nothing further, a motion was made by Hawkins to adjourn, the motion was seconded by Stridiron; Stridiron called for further discussion and vote passed 6/0.